



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 5, 2012
1203-PUD-03
Exhibit 1

Petition Number: 1203-PUD-03

Petitioner: Throgmartin-Henke Development, LLP and Bridgewater Club, LLC

Representative: Charlie Frankenberger and Jon Dobosiewicz, Nelson & Frankenberger

Request: An amendment to the Bridgewater PUD to modify certain development standards.

Current Zoning: Bridgewater PUD

Current Land Use: Agricultural/Vacant

Approximate Acreage: 157 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Bridgewater PUD Ordinance (Ord. 06-49)
4. Proposed Bridgewater PUD Amendment, 03/05/12

Staff Reviewer: Kevin M. Todd, AICP

Petition History

This petition was introduced at the February 13, 2012 City Council meeting and appeared before the Technical Advisory Committee on February 21, 2012. It is scheduled to receive a public hearing at the March 5, 2012 Advisory Plan Commission (the "APC") meeting.

Procedural

- Amendments to Planned Unit Developments are required to be considered at a public hearing. The public hearing for this petition will be held on March 5, 2012 at the APC meeting.
 - Notice of the March 5, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
 - The recommendation from the APC to the City Council may be made at the March 19, 2012 APC meeting.
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Project Overview

Project Location

The subject property is approximately 157 acres in size and is located along the south side of 151st Street between Carey Road and Gray Road and includes the northwest corner of 151st Street and Gray Road.

Project Description

The proposal is for multiple amendments to the Bridgewater PUD Ordinance, including updating the concept plan; updating the table of development standards for Parcel D; modifying the buffer and internal trail standards for a single-family detached residential area; accommodating an additional sign; and updating the phasing schedule. A summary of the proposed changes can be found in Exhibit "A" of the proposed PUD amendment (see Exhibit 4).

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.